

**BEFORE THE PLANNING
COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
4755 SW Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL)	ORDER NO. 2309
TO CONSTRUCT A NEW RESIDENTIAL CARE)	CU2012-0009 ORDER APPROVING
FACILITY IN THE R2 ZONING DISTRICT WHICH)	WATERHOUSE RIDGE MEMORY CARE
REQUIRES CONDITIONAL USE APPROVAL)	CONDITIONAL USE.
(WATERHOUSE RIDGE MEMORY CARE).)	
WATERHOUSE RIDGE MEMORY CARE, LLC,)	
APPLICANT.	

The matter came before the Planning Commission on November 28, 2012, on a request for approval to construct a single-story 68 bed residential care facility, at approximately 35,900 square feet in size located within a R2 zone, which requires Conditional Use approval. The site is currently developed with two detached single family dwellings and there is no prior Conditional Use approval already in effect. The subject site is located on the west side of NW 158th Avenue, south of Waterhouse Avenue and north of Greenbrier Parkway and is more specifically identified as Tax Lot's 200, 300, and 400 on Washington County Tax Assessor's Map 1N132BC respectively, and is approximately 2.45 acres in size.

Pursuant to Ordinance 2050 (Development Code) Sections 50.15.2 and 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 21, 2012, as amended, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that CU2012-0009 is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 21, 2012, as amended, and subject to the conditions of approval as follows:

1. Approval of CU2012-0009 is subject to approval of DR2012-0087 and TP2012-0008. (Planning/CP)
2. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site unless otherwise specified in conditions attached to the permit. (Planning/CP)
3. Deliveries are prohibited between the hours of 10:00 p.m. and 7:00 a.m.

Motion **CARRIED**, by the following vote:

AYES: Overhage, Maks, Doukas, Fagin, Nye, and Stephens.

NAYS: None.

ABSTAIN: None.

ABSENT: Winter.

Dated this 7th day of December, 2012.

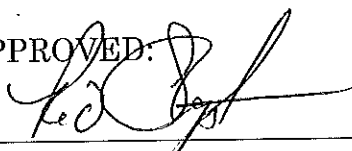
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2309 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community and Economic Development Department's office by no later than 5:00 p.m. on Monday, December 17, 2012.

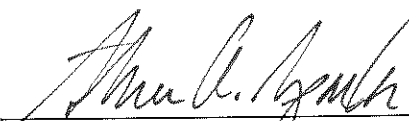
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:


CASSERA PHIPPS
Assistant Planner

APPROVED:


RIC STEPHENS
Chair


STEVEN A. SPARKS, AICP
Planning Division Manager